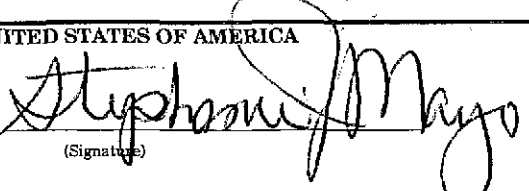


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 55 TO LEASE NO. GS-11B-20715	DATE <b>JUN 1 8 2009</b>
ADDRESS OF PREMISES <div style="text-align: right;"> <b>Franklin Court</b>  <b>1099 14th Street</b>  <b>Washington, DC 20005</b> </div>		
THIS AGREEMENT, made and entered into this date by and between whose address is: <div style="text-align: right;"> <b>Franklin Court, Inc</b>  <b>1099 14th Street, NW</b>  <b>Suite 100L</b>  <b>Washington, DC 20005</b> </div>		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.		
NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective <b>June 25, 2009</b> as follows:		
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor	May May	2008 2009  \$1,943,859.96 -0.01889187 -\$36,723.14 \$0.00 -\$36,723.14
Effective <b>June 25, 2009</b> , the annual rent is decreased by <b>(\$36,723.14)</b> The new annual rent is <b>\$12,384,716.86</b> payable at the rate of <b>\$1,032,059.74</b> per month. The rent check shall be made payable to:		
<b>Franklin Court, Inc</b> <b>1099 14th Street, NW</b> <b>Suite 100L</b> <b>Washington, DC 20005</b>		
All other terms and conditions of the lease shall remain in force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: <b>Franklin Court, Inc</b>		
BY _____ (Signature) _____ (Title) _____		
IN THE PRESENCE OF _____ (Signature) _____ (Address) _____		
UNITED STATES OF AMERICA BY  _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS, Potomac Service Center (Official Title)		

## CPI Calculation

Lease Number LDC20715 Effective Date of CPI June 25, 2009  
Building ID DC0404  
Building Name FRANKLIN COURT  
Building Address 1099 14TH STREET, WASHINGTON, DC, 20005-3419


### 1. Calculate New Operating Rent

Base CPI Index	(05 - 2008)	212.790
Current CPI Index	(05 - 2009)	208.770
Percentage Change		-1.889186521%
Applicable Base Cost of Services		\$1,943,859.96
Amount of Cumulative Adjustments		(\$36,723.14)

### 2. Calculate Increase to Operating Rent

New Operating Rent	\$1,907,136.82
Current Operating Rent	\$1,943,859.96
Change in Operating Rent	(\$36,723.14)

### 3. Calculate New Annual Rent

Current Annual Rent	\$12,421,440.00
New Annual Rent	\$12,384,716.86
Signature/Date of Reviewer	 6/18/09

No rounding is applied during the calculation process

### CPI Adjustments Proration

Lease Number	LDC20715	Effective Date of CPI	June 25, 2009
Building ID	DC0404		
Building Name	FRANKLIN COURT		
Building Address	1099 14TH STREET, WASHINGTON, DC, 20005-3419		

a) New Annual Rent		\$12,384,716.86
b) Previous Annual Rent		\$12,421,440.00
c) New Monthly Rent		\$1,032,059.74
d) Previous Monthly Rent	-	\$1,035,120.00
e) Change in Monthly Rent		<u>(\$3,060.26)</u>
f) Change in Daily Rent	$(\$3,060.26) / 30$	$(\$102.00872)$
g) Number of Days Needing Proration		6
h) Prorated Change in [June] Rent	$6 * (\$102.00872)$	$(\$612.05)$

No rounding is applied during the calculation process